

Building Permit Applications and Impact Fees (Updated April 2, 2003)

When Will Impact Fees Begin?

Impact fees will be collected ***on building permit applications that are made on or after Monday, June 2, 2003.*** Any complete building permit application prior to June 2nd, which does not expire prior to the issuance of a building permit, will not be required to pay impact fees. (Impact Fee Ordinance, Section 27.82.050 (a) "Imposition of Impact Fees")

An application for a building permit shall not be deemed to be complete until the application, together with all the attachments, information or other accompanying documents are properly filed with the City. Sections 105.3 of the 2000 International Building Code and R 105.3 of the International Residential Code reference the information that is required for a complete application.

A complete application includes information such as, but not limited to, a complete application form, building construction drawings and site plan. A complete application must also include a legal description of the project and applicable building permit deposit fees.

Will the application for a Limited Permit Prior to June 2nd Be Exempt? (Updated April 2, 2003)

No. A "limited permit" application, typically for limited construction such as footing and foundations, is not acceptable as a full building permit application to be exempt from impact fees.

What are the Expiration Dates on Building Permits?

Once a **Residential** building permit is ***issued*** it expires in 120 days if work has not commenced; the permit expires 2 years after being issued or if work has been abandoned for 180 days.

Once a **Commercial** building permits is ***issued*** it expires in 180 days if work has not commenced; the permit expires if work has been abandoned for 180 days.

There are provisions to extend any of these deadlines or expirations- but only when asked in writing and for justifiable cause. Extensions are generally to be granted one additional time period. Residential and commercial ***applications*** for a permit expire 180 days after the date of filing if the permit has not been issued. This also applies to approved permits which have not had building permit fees paid and permits picked up from Building and Safety. (Source: Building and Safety Dept.)

Questions

If you have any questions regarding permitting rules, please contact Chuck Zimmerman of Building and Safety at 441-6452.